



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penay Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

February 27, 2015

Conchal Enterprises LLC
369 Village Glen
Arroyo Grande, CA 93420

RE: PARCEL MAP CO 15-0008
APN: 062-305-014

Water Supply and Wastewater Disposal

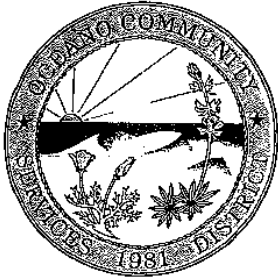
This office is in receipt of **preliminary** evidence from the Oceano Community Services District to provide water and sewer services to the above noted project in the form of an "Intent to Serve" dated February 11, 2015. Said document expires 02/11/2016.

Be advised that final will-to-serve documentation for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

CO 15-0008 is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c County Planning
OCSD



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6780

FAX (805) 481-6886

February 11, 2015

Conchal Enterprises, LLC
369 Village Glen
Arroyo Grande, CA. 93420

**SUBJECT: APN 062-305-014; OCSD PROJ #6476
2 NEW SFR & 1 SFR REMODEL**

Dear Conchal Enterprises:

Presented below is an estimate of the water and sewer fees for connection of the subject project. All connection fees must be paid to Oceano Community Services District prior to the residence being connected to the District's water and sewer services. These plans show 2 Single Family Residence (SFR) & 1 Single Family Residence (SFR) remodel proposal. The plans for the construction have not been approved so this estimate may change. A final fee calculation will be made upon completion of construction and request for final connection.

Water Connection Charges

Water Meter Charge (1 inch x 3, per Five Cities Fire Authority) ¹	\$ 4,050.00
Front Footage Charge (50 feet at \$81.60/ft. or \$4,080 minimum) ¹	\$ 15,177.60
State Water Project/Lopez Dam Improvement Charge ²	\$ 3,000.00
Inspection Fee (\$25 per SFR Equivalent Unit)	\$ 75.00
Capacity Charges ³	\$ 14,858.28

TOTAL ESTIMATED WATER FEES

\$ 37,160.88

¹ See OCSD Ordinance No. 2006-1, Article 2, Section 4 for Water Service Connection Fees

² See OCSD Ordinance No. 2006-1, Article 2, Section 5 for Additional Connection Fees

³ See OCSD Ordinance No. 2006-1, Article 2, Section 6 and Ordinance 2011-1, Attachment A for Capacity Charges

⁴ See OCSD Ordinance No. 2006-1, Article 1, Section h for Inspection Fees

3. If any of the OCSD facilities are required to be modified because of required conditions of the District or any other agency having jurisdiction over the proposed development, you are responsible for providing plans and specifications to the District for review and approval and for paying the costs of those modifications whether the work is done under your control or by the OCSD. You will also be required to execute a reimbursement agreement to cover costs of the OCSD on a time and materials basis.
4. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
5. You must provide letters from FCFA and SSLOCSD that indicates that they have reviewed your project and identifies any conditions that they require of the project. If no conditions are required by FCFA and/or SSLOCSD, the letter(s) must clearly state that no conditions are required.
6. All project improvements approved by OCSD will require final inspections by OCSD prior to the issuance of a final will serve letter.

This intent to serve letter will expire February 11, 2016 and is nontransferable. If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT



Celia Ruiz, Will Serve Coordinator



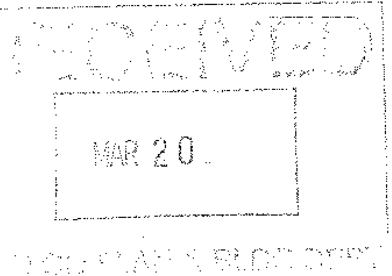
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/26/2015

TO:

*Gen Inves - Parks*FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00041 CO15-0008 CONCHAL – Proposed parcel map to subdivide one lot of 25,031 sf into three lots of 9,653 sf, 7,702 sf, and 7,630 sf. Site location is 1955 Casitas St, Oceano. APN: 062-305-014

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please condition to pay 2 umby fees

Date

3/18/15

Name

E. Kavanaugh

Phone

781-4089

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 1/28/2015

TO: P.W.

JAN 28 2015

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us) COUNTY OF SAN LUIS OBISPO
South County Team / Development Review DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2014-00041 CO15-0008 CONCHAL - Proposed parcel map to subdivide one lot of 25,031 sf into three lots of 9,653 sf, 7,702 sf, and 7,630 sf. Site location is 1955 Casitas St, Oceano. APN: 052-305-014

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached checklist - map is lacking required information

Date

Name

Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. CO 15-0008

Status	Item
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
✓	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
0	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads <u>(SEE 4th TOPS MAP)</u>
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft.
	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
X	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
X	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
X	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
✓	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
0	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.
✓	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
X	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site.
0	<u>21.02.048 (a)(2)</u> <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners. <u>≠ MAP</u>

X = Not Applicable O = Requires Compliance ✓ = Complied

For Tract Map Applications only: \$ deposit rec'd Y / N C&I Agreement rec'd Y / N
COMMENTS:

① OWNER NAME ≠ TITLE REPORT

② CASITAS ST = CO RD #1122, WIDTH (50') NOT SHOWN



**SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: February 11, 2015
To: Megan Martin, Project Planner
From: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Project Referral for CO 15-0008 SUB2014-00041 – Conchal Parcel Map for 3 residential lots. Casitas St, Oceano APN 062-305-014**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Engineered drainage report.
2. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

A. At the time the project referral was received by Public Works on January 28, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.

B. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):

"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."

C. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 or the Coastal Zone Land Use Ordinance, Section 23.04.450 for Stormwater Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.

- D. The project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/SWCP+Application+Pkg.pdf.

The Post Construction Requirement (PCR) Handbook can be found at:

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

- E. The applicant must decide whether all stormwater management facilities are to be designed and constructed as subdivision improvements, or individually with each lot as they are developed. If Storm water management facilities are required:
- Stormwater management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements. Maintenance for those facilities shall be guaranteed in perpetuity.
 - Whether constructed as subdivision improvements or individually, an impervious area ceiling must be assumed for each lot and conditions citing that as a building restriction for that lot will be required.
 - If constructed individually, each lot will be required to perform its own stormwater management on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat it's stormwater per the performance requirements determined by the total impervious square footage of the subdivision. Maintenance for those facilities shall be guaranteed in perpetuity.

Recommended Public Works Conditions of Approval

Access and Improvements:

- Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - Casitas Street shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.

Offers, Easements and Restrictions:

- The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - For road widening purposes, if needed, road right-of-way along Casitas Street of sufficient width to contain all elements of the roadway prism.
 - Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.

3. The applicant shall show the following restrictions by certificate on the map or by separate document:
 - a. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.

Improvement Maintenance:

4. Prior to map recordation the developer shall submit a proposed Constructive Notice for the subdivision to the county Public Works Department for review and approval. The constructive notice shall provide at a minimum the following provisions:
 - a. The maintenance, within the public road right of way and / or any public pedestrian easement adjacent thereto, of the sidewalks, landscaping, and pedestrian amenities fronting each of the separate lots or parcels within the subdivision in accordance with the county Public Improvement Standards shall be the solely responsibility of the owner of each of the separate lots or parcels aforesaid and said owner's heirs, executors, administrators, successors and assigns in perpetuity, or until specifically accepted for maintenance by a public agency.
 - b. After approval the Constructive Notice shall be recorded in the office of the County Recorder and a copy of the recorded document submitted to the Public Works Department.

Grading:

5. Grading plan shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
 - a. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - b. Erosion and Sedimentation control plan for road related improvements.
 - c. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans:

6. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan to be approved jointly with County Environmental Health.
 - d. Sewer plan to be approved jointly with County Environmental Health.
 - e. Sedimentation and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
7. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed. For the purposes of this ordinance requirement, the two existing power poles fronting the project may remain in place as they are near to the project boundary. However, the overhead lines between these two poles and fronting the project shall be placed underground.

8. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
9. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
10. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.
11. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in shallow drainage basin(s) on the property per Title 21.03.010(e)(2). The design of the basin shall be approved by the Department of Public Works, in accordance with county standards.
12. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
13. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Stormwater Pollution Prevention

14. **At the time of application for construction permits**, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Stormwater Management by submitting a Stormwater Control Plan (SWCP) to show what is required to satisfy post construction requirements for stormwater treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
15. If stormwater treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own stormwater treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its stormwater per the performance requirements determined by the total assumed impervious square footage of the tract.
16. Stormwater treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
17. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.

18. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
19. **Prior to approval of the construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

20. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. If a fenced drainage basin is required, that the owner(s) of LOTS are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
 - b. If a drainage basin is required, that the owner(s) of LOTS are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - d. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
 - e. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - f. For Stormwater management purposes, an impervious area ceiling must be determined for each lot and noted as a building restriction.

Miscellaneous:

21. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
22. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.
23. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
24. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 1/26/2015

TO:

Env. Health

JAN 29 2015

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

SR 14318

Environmental Health

PROJECT DESCRIPTION: SUB2014-00041 CO15-0008 CONCHAL – Proposed parcel map to subdivide one lot of 25,031 sf into three lots of 9,653 sf, 7,702 sf, and 7,630 sf. Site location is 1955 Casitas St, Oceano. APN: 062-305-014

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☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Applicant has not obtained a prelim health clearance letter & must do so. Stocks community water & sewer.

2/3/15
Date

Name

x 5551
Phone